

Doc. # 5494
ADOPTED 5/20/92

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE:
FINAL DESIGNATION OF REDEVELOPER FOR DISPOSITION OF
PARCEL 1C, LOCATED AT 126 FISHER AVENUE, MISSION HILL

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out this project which prohibit discrimination because of race, color, sex, religion, or national original; and

WHEREAS, Dana Wade, Joy Paulsen and June Howe have expressed an interest in and have submitted a satisfactory proposal for the development of Parcel 1C, located at 126 Fisher Avenue, and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Dana Wade, Joy Paulsen, and June Howe hereby receive Final Designation as Redeveloper of Parcel 1C, located at 126 Fisher Avenue.
2. That it is hereby determined that Dana Wade, Joy Paulsen, and June Howe possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the "Authority" guidelines.
3. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.
4. That it is hereby found and determined that the proposed development will not result in significant damage to the environment and further, that all practicable feasible means and measures have been taken to avoid or minimize damage to the environment.
5. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority, to execute and deliver a Land Disposition Agreement and Deed and any other instrument necessary to convey Parcel 1C, located at 126 Fisher Avenue, to Dana Wade, Joy Paulsen, and June Howe, said documents to be in the Boston Redevelopment Authority's usual form.
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure: (Federal Form H-6004).



461 B Washington Street

Brookline, MA 02146

April 27, 1992

Mr. Kane Simonian

Secretary, Boston Redevelopment Authority

City Hall, Room 910

One City Hall Square

Boston, MA 02201

Dear Mr. Simonian:

We are pleased to submit this original and five copies of our proposal to develop the vacant land at 126 Fisher Avenue in the Mission Hill area. This proposal is being submitted by June Howe (owner of the triple-decker house at 130 Fisher Avenue) and Dana Wade and Joy Paulsen (owners of the adjacent vacant parcel of land at 124 Fisher Avenue). This joint proposal represents our desires as two major abutters and has the support of several others abutting this property.

We plan to subdivide Parcel 1C (126 Fisher Avenue) so that June would own about half of the land for the purpose of a side yard and back yard, and Dana and Joy would use the rest of the land to build an owner-occupied single-family house.

This joint proposal meets all of the development objectives outlined by the BRA (i.e., neighborhood support, abutter parking and landscaped open space). Turning a currently empty lot into housing, landscaping open space, and providing off-street

parking for abutters reinforces the activities in the neighborhood and will ultimately improve the pedestrian environment. In addition, it is our intention to style this house so that it blends in with the architecture of nearby houses.

As discussed, our proposal meets all of the BRA's criteria for selection. The following outlines our approach and several of the long-term benefits of this proposal.

- The housing and landscaped open space described in our proposal would strengthen the neighborhood.
- We have already been pursuing the possibility of developing 126 Fisher Avenue for almost a year. We have the commitment and financial ability to complete the project.
- Our development schedule is founded on sound fiscal management. We intend to proceed with developing 126 Fisher Avenue in a systematic manner: first acquiring the land, then selling our condos, applying for and obtaining a building permit, applying for and obtaining financing, and finally breaking ground. We intend to proceed with each step as quickly as possible and to be actively laying the ground work for following steps.
- We have the support of the neighborhood Community Development Corporation and many individual neighbors.
- In addition to our plan to develop 126 Fisher Avenue for the benefit of the neighborhood as well as ourselves, we as individuals have strong commitments to Mission Hill and strong relationships with Mission Hill residents. June has lived in the neighborhood all her life. The house she grew up in was torn down when Resthaven Nursing Home was built. She has lived in her current house at 130 Fisher Avenue for 37 years. Joy has lived at 170 Fisher Avenue since 1989. She was instrumental in developing a neighborhood crime watch program for her area of the brick condominium units. Dana is being nominated to the board of directors of Project LIFE, a non-profit agency combatting infant mortality in Mission Hill. Joy and Dana are both active in the Mission Hill Baptist Church.

We have already started to assemble our development team. After receiving tentative designation as developers by the BRA, we will finalize our development team. Current members of our development team are:

- Developers: Dana and Joy
- Designers: Karina Young and Winston Lewis, under the supervision of Steve Broadhead, Architect (MA license no. 5092)
- Contractors: Customized Structures, Inc. (Claremont, NH)
- Land surveyor: David Murphy (MA license no. available on request)
- Landscapers: June, Joy and Dana

The remainder of this submittal is organized into three parts (Section B, Section C and Attachments) and contains the following items:

SECTION B

- Narrative description of our proposed development
- Photos of similar styles of architecture
- Photos of the back of Mission Hill neighborhood
- Anticipated development schedule
- Letter of interest from the Boston Bank of Commerce
- Evidence of financial capability
- Itemization of estimated construction costs
- Redevelopers Statement for Public Disclosure (HUD form 6004)

SECTION C

- Written description of the proposed development
- Design plan for 124-126 Fisher Avenue
- Simple elevations of the proposed house

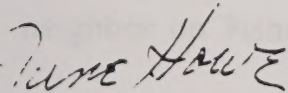
ATTACHMENTS

- Copy of the letter of interest from the Boston Bank of Commerce
- Sample Purchase and Sale Agreement similar to the proposed agreement between June Howe and Dana Wade/Joy Paulsen
- Various supporting financial statements
- Letters of support from the Back of the Hill CDC and Mission Hill neighbors

Thank you for this opportunity to present our development plans to the BRA. We are confident that our proposed development of 126 Fisher Avenue responds to all of the objectives of the BRA and would be an asset to the Mission Hill neighborhood.

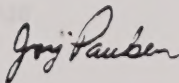
Please feel free to contact Dana Wade at 572-6418 (w) if you have any questions or would like more information.

Sincerely,



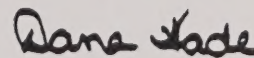
June Howe

130 Fisher Avenue



Joy Paulsen

124 Fisher Avenue



Dana Wade

124 Fisher Avenue

SECTION B

This Section discusses our development plans for Parcel 1C, including our proposed use of the land, our development schedule, and financial and cost considerations.

NARRATIVE DESCRIPTION

Dana Wade, Joy Paulsen and June Howe propose to purchase Parcel 1C, located at 126 Fisher Avenue in Mission Hill, from the Boston Redevelopment Authority for the purpose of landscaped open space, off-street parking, and an owner-occupied single-family house. The current appearance of the land is shown in Figure 1. Upon purchase, we will subdivide Parcel 1C at the midpoint of the 126 Fisher Avenue street frontage. The new property line will then run approximately parallel to the eastern property line of 130 Fisher Avenue and the western property line of 124 Fisher Avenue.

June will own and manage the land next to and behind her house (the western portion of the land). June will landscape and maintain the land for a side yard and back yard for her house. June will also provide off-street parking spaces for all three units of the her triple decker.

Joy and Dana will own and manage the eastern portion of Parcel 1C next to their existing 124 Fisher Avenue property. Joy and Dana will build an owner-occupied single-family house, landscape and maintain the land around the house, and provide off-street parking for themselves. In addition, Joy and Dana have been exploring the possibility of sharing one of their parking spaces with another neighbor on Fisher Avenue.

A black and white photograph showing a street scene. In the foreground on the left, a large, dark, leafless tree stands prominently. A white car is parked on the street in front of it. Further down the road, another white car is visible. To the right, a multi-story building with several windows is partially obscured by bare trees. Power lines run across the top of the image. The ground appears to be covered in snow or ice, suggesting a winter or cold-weather setting.

126 FISHER AVENUE

The design plan, shown in Figure 8 (map pocket after Section C), indicates the current boundaries of 124 Fisher Avenue, Parcel 1C, and 130 Fisher Avenue including the proposed division of Parcel 1C between June, and Joy and Dana. June's house, the proposed new house, and proposed parking spaces are also shown on the plan. We anticipate that Joy and Dana's proposed house will not require any variances, because it will be located within the required zoning setbacks.

The proposed house will be in the end-gable vernacular style. This style was chosen because it is a common urban architecture that closely resembles the classic triple-deckers found throughout Boston. Figure 2 shows photos of four similar Mission Hill houses, while Figure 3 presents photos of four houses in Jamaica Plain and Brookline that resemble the proposed new house.

The back of Mission Hill is architecturally very diverse, and a vernacular house will fit in well on Fisher Avenue. The Hill features a combination of new houses and old houses. There are brick condominium units, wooden triple-deckers, modular duplexes, and stick-built single-family houses. And, Fisher Avenue is home to New England Baptist Hospital's power plant, Resthaven Nursing Home, and the Tecumseh House (an SRO operated by the Boston Indian Council). The house located closest to Joy and Dana's proposed house is June's house, and a vernacular house will complement June's triple-decker nicely. Photos of the neighborhood are shown in Figures 4 through 6.

The proposed house is a modular unit that will be built in a factory in Claremont, New Hampshire. It will be built by the same company that built two nearby houses, at 74-78 Lawn Street and 29-31 Hayden Street. Figure 7 shows the Hayden Street house constructed during the spring/summer of 1991. Their construction costs, presented later, provided a reliable basis for our estimate.



Resthaven Nursing Home



June Howe
130 Fisher Avenue
Mission Hill

WADE-PAULSEN-HOWE
DEVELOPMENT PROPOSAL
FOR 126 FISHER AVENUE

FIGURE 4

ADJOINING PROPERTIES

ANTICIPATED DEVELOPMENT SCHEDULE OF PARCEL 1C

Any presentation of a development schedule in today's economy must be couched in terms of cautious optimism. This development schedule is no different. Several steps in the development process are affected by factors beyond the control of the developers.

In summary, it is our intention to develop the land as quickly as possible. Personally, we hope to move into our new house by July 4, 1993. However, fiscal responsibility will prevent us from proceeding with construction until Dana and Joy have both sold their condominiums (one is already on the market, the other will follow shortly).

The development schedule, shown in Table 1, presents our reasonable best guess of the time frame under which we will proceed.

LETTER OF INTEREST FROM A FINANCIAL INSTITUTION

Attachment 1 presents the letter of interest from the Boston Bank of Commerce.

EVIDENCE OF FINANCIAL CAPABILITY

According to the development plan, detailed in this proposal, Parcel 1C will be bought by June Howe, Joy Paulsen and Dana Wade. Because the land will be subdivided into two sections, we will divide the cost proportionally between the two parties on a per-square-foot basis.

June intends to obtain an equity loan on her house and use some of the money to purchase her portion of Parcel 1C. If that equity loan cannot be arranged prior to

TABLE 1
PROPOSED DEVELOPMENT SCHEDULE

April 1992	Submit proposal to Boston Redevelopment Authority
June 1992	Obtain tentative designation of land (westerly side: June Howe; easterly side: Joy Paulsen and Dana Wade)
Sept. 1992	Receive final designation of land Purchase land from Boston Redevelopment Authority
Nov. 1992	Sell condos (Joy and Dana) Apply for building permit
Jan. 1993	Obtain building permit
March 1993	Break ground and pour foundation
April 1993	House delivered Begin on-site work on house
June 1993	Finish on-site work on house Obtain occupancy permit
July 4, 1993	Move in
July 1993	Begin landscape work

TABLE 3

ESTIMATED COST OF DEVELOPMENT

Cost of acquiring land		
126 Fisher Avenue		\$14,000
Proceedes from sale of land to June Howe		(\$8,000)
Clearing, grading and foundation hole		
		\$5,000
Foundation		
		\$20,900
Modular house from Customized Structures, Inc.		
structure	\$53,150	
porch	\$1,300	
deck	\$700	
extra for attic/roof	\$5,000	\$60,150
Carpentry		
		\$20,000
Plumbing		
		\$7,000
Electrical		
		\$2,300
Parking (2 cars)		
		\$1,000
Miscellaneous expenses		
legal	\$2,000	
permits	\$1,300	
survey/architecture	\$1,200	
banking costs (CL int, points, \$1000)	\$9,000	<u>\$13,500</u>
ESTIMATED TOTAL		
		\$135,850

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE

Form HUD-6034
OMB No. 4310-0087

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:

b. Address and ZIP Code of Redeveloper: Dana L. Wade and M. Joy Paulsen

c. IRS Number of Redeveloper: 461B Washington Street, Brookline, MA 02146
032-48-8934 / 036-32-0719

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Mission Hill, Parcel 1C

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston,

State of Massachusetts

is described as follows:

Parcel 1C is located at 126 Fisher Avenue in the Mission Hill area of the City of Boston. This parcel contains approximately 8,467 square feet of vacant land. The land is located at the rear of 35A and 35B Hayden Street.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

☐ A corporation.

☐ A nonprofit or charitable institution or corporation.

N/A

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: N/A

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows: N/A

1. If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

2. Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

PART I. REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

- If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
- If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Interest in land interest in house

Dana L. Wade
4161B Washington Street
Brookline, MA 02146

20 %

50 %

M. Joy Paulsen
170B Fisher Avenue
Boston, MA 02120

20 %

50 %

June Howe, 130 Fisher Avenue

60 %

0 %

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper);

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above: N/A

8. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved
OMB No. 6210-006

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 129,850
- b. Cost per dwelling unit of any residential redevelopment. \$ 129,850
- c. Total cost of any residential rehabilitation \$ 0
- d. Cost per dwelling unit of any residential rehabilitation \$ 0

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
N/A - owner-occupied building	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:
N/A

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: N/A

CERTIFICATION

I (We) Dana L. Wade and M. Joy Paulsen
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 21 April 1992

Dated: April 18, 1992

Dana L. Wade
Signature

M. Joy Paulsen
Signature

Title

Title

461 B Washington Street, Brookline, MA 02146
Address and ZIP Code

170B Fisher Avenue, Boston, MA 02120
Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individuals; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Dana L. Wade and M. Joy Paulsen

b. Address and ZIP Code of Redeveloper: 461 B Washington Street, Brookline, MA 024

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Mission Hill, Parcel 1C

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts

is described as follows:

Parcel 1C is located at 126 Fisher Avenue in the Mission Hill area of the City of Boston. This parcel contains approximately 8,467 square feet of vacant land. The land is located at the rear of 35A and 35B Hayden Street.

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?

☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of April 27, 1992, 19____, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

N/A

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land: Joy and Dana are considering the use of money from savings and private loans from their families to pay for construction costs. Letters from their families indicating a willingness to loan the money are included in Attachment 3. After the house is completed, Joy and Dana plan to obtain a conventional mortgage to repay the family loans

Should this alternative form of financing not be feasible, Joy and Dana are confident that a construction loan could be obtained from the Boston Bank of Commerce or another lending institution in the area. See attached letter of interest from the Boston Bank of Commerce

PART II. REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

SEE TABLE 2

AMOUNT
\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT
\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE
\$

MORTGAGES OR LIENS
\$

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

N/A

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

N/A

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

If Yes, explain:

N/A

☐ YES ☐ NO

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

<u>IDENTIFICATION OF CONTRACT OR DEVELOPMENT</u>	<u>LOCATION</u>	<u>AMOUNT</u>	<u>DATE TO BE COMPLETED</u>
		\$	

PART II. REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

Form Approved
OMB No. 5120-0047

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE ISSUED

N/A

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor: Customized Structures Inc. has pre-fabricated 4 homes in the immediate vicinity of the proposed development.

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 1a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) Dana L. Wade and M. Joy Paulsen

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.

Dated: 21 April 1992Dated: April 18 1992Dana L. Wade

Signature

M. Joy Paulsen

Signature

Title

Title

461 B Washington Street, Brookline
Address and ZIP Code 02146170B Fisher Avenue, Boston, 02120
Address and ZIP Code

- 1 If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
- 2 Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same, to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for any project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?
No
2. Are any of the principals employed by the City of Boston? If so, in what capacity. (Please include name of agency or department and position held in that agency or department).
No
3. Have any of the principals previously owned any real estate? If so, where and what type of property?
Yes, a one-bedroom condo at 461 B Washington Street, Brookline
4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?
No
5. Have any of the principals ever been convicted of any arson related crimes currently under indictment for any such crimes?
No
6. Have any of the principals been convicted of violating any law, code, ordinance regarding conditions of human habitation within the last three (3) years?
No

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS
21st Day of April, 1992

SIGNATURE: Dana L. Wade

ADDRESS: 461 B Washington Street, Brookline, MA 02146

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for any project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?
NO
2. Are any of the principals employed by the City of Boston? If so, in what capacity. (Please include name of agency or department and position held in that agency or department).
No
3. Have any of the principals previously owned any real estate? If so, where and what type of property?
Yes, a one-bedroom condo at 170B Fisher Avenue, Boston, 02120
4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?
No
5. Have any of the principals ever been convicted of any arson related crimes currently under indictment for any such crimes?
No
6. Have any of the principals been convicted of violating any law, code, ordinance regarding conditions of human habitation within the last three (3) years?
No

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS
18 Day of April, 1992

SIGNATURE: M. Jay Rouba

ADDRESS: 170B Fisher Avenue
Boston, MA 02120

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for any project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?
CURRENT
2. Are any of the principals employed by the City of Boston? If so, in what capacity. (Please include name of agency or department and position held in that agency or department).
NO
3. Have any of the principals previously owned any real estate? If so, where and what type of property?
YES RENTAL
4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?
NO
5. Have any of the principals ever been convicted of any arson related crimes currently under indictment for any such crimes?
NO
6. Have any of the principals been convicted of violating any law, code, ordinance regarding conditions of human habitation within the last three (3) years?
NO

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

22 Day of April, 1992

SIGNATURE: James F. Hickey

ADDRESS: 130 Fisher Avenue

Boston, MA 02120

DISCLOSURE STATEMENT CONCERNING BENEFICIAL INTEREST
REQUIRED BY SECTION 40J OF CHAPTER 7 OF THE GENERAL LAWS

- (1) Location: 126 Fisher Avenue, Boston, MA 02120
- (2) Grantor or Lessor: Boston Redevelopment Authority
- (3) Grantee or Lessee: Dana L. Wade and M. Joy Paulsen
- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in the above listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 of the General Laws (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

Dana L. Wade, 461 B Washington Street, Brookline, MA 02146

M. Joy Paulsen, 170B Fisher Avenue, Boston, MA 02120

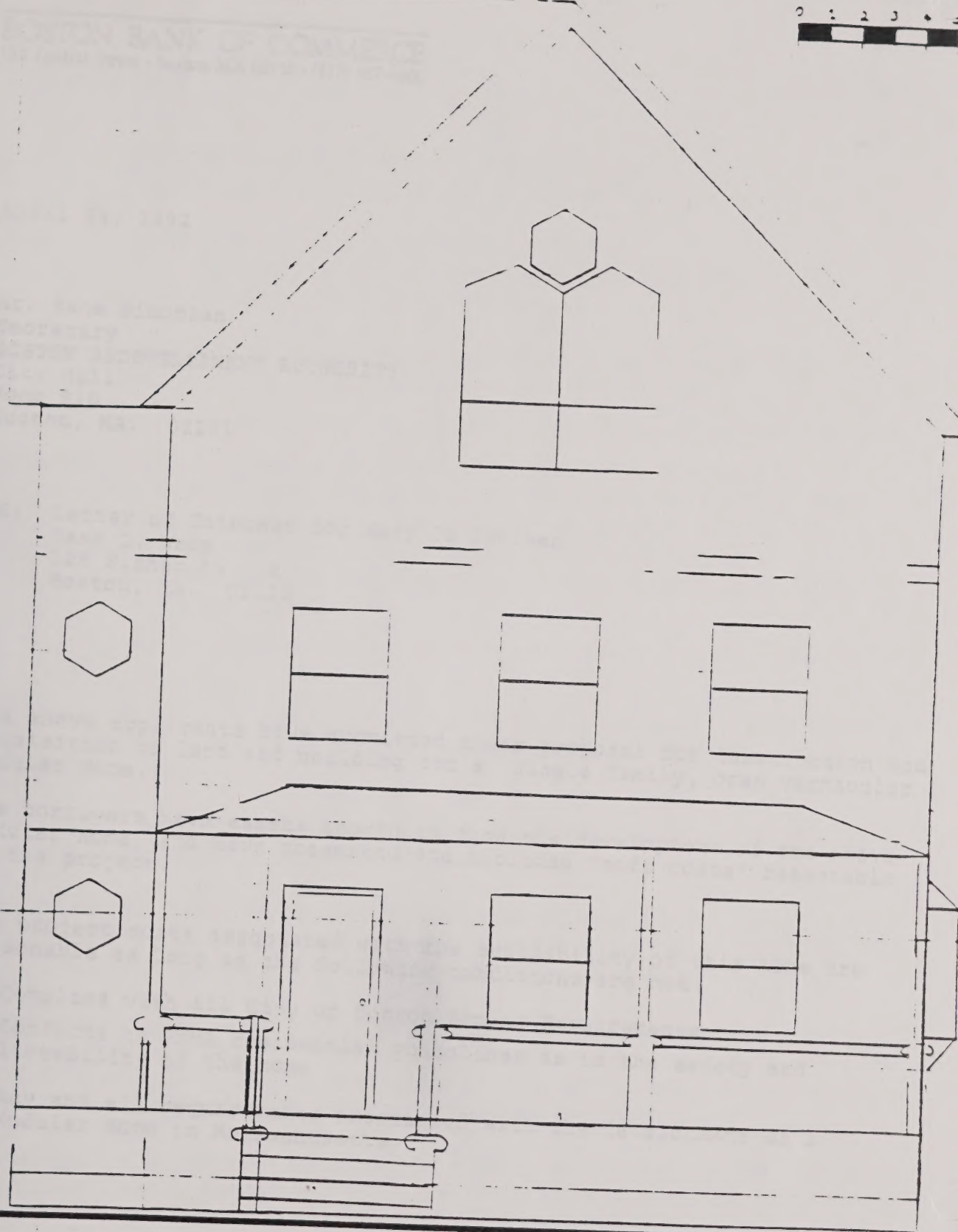
June Howe, 130 Fisher Avenue, Boston, MA 02120

- (5) The undersigned also acknowledges and states that none of the above listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.

SIGNED under the penalties of perjury..

Signed: Dana L. Wade M. Joy Paulsen

Date: 21 April 1992 April 1992



WADE-PAULSEN-HOWE DEVELOPMENT
 PROPOSAL FOR 126 FISHER AVENUE
 SUBMITTED TO THE BRA ON APRIL 27, 1992

FIGURE 9
 NORTH ELEVATION

BOSTON BANK OF COMMERCE
133 Federal Street • Boston, MA 02110 • (617) 457-4400

April 24, 1992

Mr. Kane Simonian
Secretary
BOSTON REDEVELOPMENT AUTHORITY
City Hall
Room 910
Boston, MA. 02201

RE: Letter of Interest for Mary Jo Paulsen
Dana L. Wade
126 Fisher Avenue
Boston, MA. 02120

The above applicants have submitted their proposal for Construction and Acquisition of land and building for a single family, open vernacular Modular Home.

The borrowers have assets enough to fund the development of the above Modular Home, and have presented and included "soft costs" reasonable to the project.

The project costs associated with the buildability of this home are reasonable as long as the following conditions are met:

- ° Complies with all City of Boston Zoning Requirements
- ° Conforms to FNMA residential guidelines as to the safety and liveability of the home
- ° Any and all requirements associated with the development of a Modular Home in Massachusetts.

Please contact me at (617)457-4424 should you have questions.

Very truly yours,

Sidrah R. Jackson
Sidrah R. Jackson

Assistant Vice President

MEMORANDUM

MAY 20, 1992

TO: BOSTON REDEVELOPMENT AUTHORITY AND
THEODORE S. CHANDLER, ACTING DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
ROBERT MCGILVRAY, CHIEF OF REHAB

SUBJECT: MISSION HILL NEIGHBORHOOD AREA, FINAL DESIGNATION
OF PARCEL 1C LOCATED AT 126 FISHER AVENUE

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE BRA FINALLY DESIGNATE JUNE HOWE AND JOY PAULSEN OF BOSTON, AND DANA WADE OF BROOKLINE, AS REDEVELOPER OF PARCEL 1C, LOCATED AT 126 FISHER AVENUE IN THE MISSION HILL NEIGHBORHOOD. THE PARCEL CONTAINS 8,467 SQUARE FEET OF VACANT LAND

On January 16, 1991 as a result of interest by several abutters, the BRA voted to subdivide and advertise a parcel of vacant land in the Mission Hill Neighborhood, into three smaller parcels.

On March 27, 1991 the BRA voted Tentative Designation for two of the parcels to abutters for purposes of landscaped open space.

The third section, Parcel 1C, was advertised for development and on April 27, 1992 a single proposal to develop the property was received from abutters on both sides. On May 7, 1992 the BRA voted Tentative Designation to the Developer.

Dana Wade and Joy Paulsen, owners of 124 Fisher Avenue, and June Howe, owner of 130 Fisher Avenue propose to develop Parcel 1C for the purpose of landscaped open space, off-street parking, and an owner-occupied single family home. The parcel will be divided into two smaller parcels, each to be developed as follows:

Dana Wade and Joy Paulsen will construct a modular wood frame two and a half story single family home on the vacant land they own at 124 Fisher Avenue, and part of Parcel 1C at 126 Fisher Avenue. Off-street parking will be provided.

June Howe will landscape the land behind and beside her home at 130 Fisher Avenue and will provide off-street parking spaces for all three units of her triple decker home.

The developers have also prepared a Parcel Delivery Plan showing the subdivided Parcel 1C for recording purposes.

Since the property was originally acquired from HUD in 1979, and has a current tax liability of over \$15,600, it has been determined that the developers will each pay the BRA a pro rata share of the back taxes on this 11,602 square foot parcel, which will amount to approximately \$1.35 per square foot for Parcel 1A, 1B, and 1C.

It is therefore recommended that the Authority finally designate June Howe, Joy Paulsen and Dana Wade as redevelopers of Parcel 1C (126 Fisher Avenue) containing approximately 8,467 square feet of area, in the Mission Hill Neighborhood Area as shown on the attached map, for the purposes of landscaped open space, off-street parking, and the construction of an owner-occupied single family home.

An appropriate resolution is attached.